

NEW-YORK DAILY TRIBUNE, MONDAY, JANUARY 5, 1857.

FARM LANDS for SALE.—THE ILLINOIS CENTRAL RAILROAD COMPANY is now prepared to sell about TWO MILLIONS OF ACRES OF FARMING LANDS.

On Long Credits, and at low rates. The lands are situated in the State, and are among the richest and most fertile in the Nation. They extend with the Road from Chicago on the north-east, and from the Mississippi River to Galena, Ill., in the extreme north-western part of the State. Most of these lands lie immediately on, and within six miles of, the Road, and none are more than one-half mile from it; hence ready and cheap transportation is afforded for transporting the products of the Eastern or Southern market. The increase of population by immigration, &c., and the consequent rapid growth of manufacturing towns and villages on the line of the Road, and throughout the State, furnish a wide field for the Eastern or Southern market.

In the northern and central parts of the State Prairie Lands predominate, interspersed with magnificently groves of oak and other timber; in the southern the land is more abundant and extensive.

The soil is dark, rich, moist, and one to five feet in depth, gently rolling and generally suited for grazing cattle and sheep, and for grain, Indian corn, &c. The air is dry and bracing, the climate more healthy, mild and equable than that of any other part of the Union; while living streams and springs of excellent water abound.

Economic and great productiveness are the well-known characteristics of Illinois lands. Trees are not required to be cut down, stumps grubbed, or stones picked off, as generally occurs in some parts of the old State, and the labor required to clear the ground is very little, and naturally lessens the cost of plowing and fencing.

Wheat sown on the newly-turned soil is sure to yield very large profits. A man is a power and a team of horses will break one acre of land per day. Contracts can be made for breaking, ready for corn or wheat, at from \$2 to \$3 per acre. By judicious management, the land may be plowed and fenced the first, and under a high state of cultivation the second year.

Cattle, grain, &c., etc., will be forwarded to reasonable rates to Chicago, to the Eastern, and to Cairo for the Southern market.

Binnemann's Coal is extensively mined along the Road, and shipped at cheap and desirable fuel, being furnished at many points at \$1 to \$6 per ton. Wood can be had at the same rate per cord. Economic quarries have been located near the head of the Road, and the coal of Binnemann's is of excellent quality—such as white and blue Limestone, and white and red Sandstone—which can be had for little more than the expense of transportation.

The Government has sold out its lands in the States, having generally been withdrawn from market, emigrants from the Eastern States and Europe can be accommodated by this Company with valuable Farms, at the old prices and terms, which, in all probability, will be lower than those offered by others.

When these lands are restored to market, persons who think of settling on them, or in Minnesota, should bear in mind that the lands of the Company are the best in the State, and the most abundant and inexpensive those in other States or Territories more remote from market, at Government prices; for the reason that the expenses of transporting the produce of the latter to market will always be heavily drawbacked on them, and after deducting what they require manufacturing, which is not the case with Illinois lands.

The same remarks hold good in relation to the lands in the Territories of Iowa and Nebraska, where similar lands may be found near the water, and the distance to market is greater, and every hundred miles the products of those lands are carried either in wagons or harnessed water communication, increases the expense of production, and the price of their products; and to that extent precisely are the incomes from the farms, and of course on their investments, annually and every year reduced.

The great fertility of the lands owned by this Company is evident from the yield over those of the Eastern and Middle States, is much more than sufficient to pay the difference in the cost of transportation, especially when we consider the number of railroads with which it connects, the operations of which are not interrupted by the low water of summer or the frosts of winter.

PRICE AND TERMS OF PAYMENT.—The price will vary according to location, quantity, &c., contracts to be made until further notice, stipulating the purchase money to be paid in five annual installments—the first to become due in two years from the date of contract, and the others annually thereafter. The payment of the first annual instalment of the sixth year from the date of the contract, and the lands are not subject to taxation until December 31.

MATERIALS WILL BE CHARGED AT ONLY THREE PER CENT PER ANNUM.

As a security to the performance of the contract, the first two years' interest must be paid in advance, and it must be borne in mind that these lands are to be held in trust for the benefit of the heirs and dependents of the contractor, and he must be brought up to cultivation. Twenty per cent from the credit will be deducted for cash. The Company's construction bonds will be received as cash.

Ready-made garments, which can be set up in a few days, will be obtained from responsible persons.

They will be 12 feet by 20 feet, divided into one living and three bed-rooms, and will be complete, set up and一切准备好的。每间房的面积为12英尺乘20英尺，分为一间起居室和三间卧室，将完全装潢好。

Larger buildings may be contracted for at proportionate rates. The Company will forward all the materials for such buildings over their road promptly.

Large amounts of credit, and low rate of interest charged for these lands, will enable a man with a few hundred dollars in cash and ordinary industry to make himself independent before all other expenses are paid, and in the course of time, the development and extension of his business will probably increase their value four or five-fold.

For information and details, any farmer, or any person who has increased their wealth, will be given information concerning numerous instances of successful farming, signed by respectable and well-known farmers living in the neighborhood of the railroad lands, throughout New-England and the West, and of the country will probably increase their value four or five-fold.

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